

Wyndtree Phase V – Village 8 Glenfield

November 13 , 2018 6:33pm

Trinity Medical Center

Annual Meeting Minutes

A. Call to Order Time:

- a. Board Members in Attendance : BJ Develle Chris Klein Bran Francisco

B. Proof of Notice

- a. Mitch and Mike B. Notified by email on 11-1-18
b. Hand delivered notices on home placed on 11-4-18
c. Sign was up on 11-10-18

C. Approve Minutes

- a. 8-1-17 minutes
b. 8/31/18 minutes
c. 6/26/18 Minutes
i. Not approved to make changes – as proposed by neighbors. (Mike B / Mitch)

D. Treasurers Report

- a. Current state of the accounts
i. Delinquent : Lots 6, 53, 52, 4, 5, 18, 26, 28, 37, 39, 50 , 62, 54 (paypal fees also)
ii. Only account over \$100 is 6.
iii. Lots 6, 53, 52, 4, 5, 18, 26, 28, 37, 39, 50 Suspended
1. Bj proposed motion to suspend these lots - Brian seconded. **Passed**
2. Lot 60, 1, 10 reinstating – Brian seconded
3. Proposed Budget presented by Brian. Motion by Brian to pass budget as it stands. Chris seconded. **Passed**

E. Regular Business

- a. Discussion only : Updates from Masters/ Whole Community
i. Village payment of unpaid Master Dues
1. Glenfield continues our position that we are not responsible for collections for delinquent Masters Dues. Masters are collecting their own debt
ii. Discussion only : Wall repair/ Repainting
1. Brick wall was visually repaired with the wall repaint.
2. They will be looking into structural integrity / repairs needed.
a. Discussion by neighbors about possibly of requesting stucco /paint.
b. Neighbors present discussed asking Masters Association to Leave brick, fix the structure and “make it pretty again.”
iii. Discussion only : Removal of median trees of Wyndtree blvd
1. Eventually all the Oaks in the center will be removed.
2. Looking at possibility to use unspent/allocated landscaping funds to do it all at once. Otherwise, it’ll likely happen over 2 years
b. Committees
1. Bylaws updating- Mike, Mitch, David Grimm Volunteered
a. This committee charged with creating a list of proposed changes/updates to the Bylaws for the board to review for possible future changes. (Filed with minutes)
i. This committee provided a variety of **suggestions** to include:
1. Audit requirement removal
2. Lawn quality/maintenance language

3. Parking restrictions (number of cars, how they can be parked in the driveway/street)
 4. Rental information including renter info (SS#, DOB, Names), who is responsible for maintenance
 5. Limitations on rentals (number of, when they can rent, applications and fees
 6. Complaints of animals off leash would be referred immediately to Animal Control
- b. After talking with the Attorney, only affordable changes would be the audit removal.
 - c. Discussion about methods that might be used to make changes, costs and feasibility.
2. Changes in the Bylaws can be done with a deletion and refile. This will cost us \$10 for first page and \$8.50 for each additional page. (currently 14 pages)
 - a. MOTION__by Bj to remove Seconded by__Brian **PASSED**
- ii. Fine Review Committee – no update given
 - iii. ACURC
 1. Log of ACURC requests to date.
 - a. Chris read the log
 - b. It was noted that the log missed the recent approved ACURC request referred to by the neighbors as the “teal house”
 2. No violations Issued – 2 homes had painted doors without ACURC approval. These homes were contacted and remedied the situation.
 3. Upcoming send out letter to homeowners to address concerns. , no parking in grass, park across apron horizontally.
 4. Discussion How ACURC will notice meetings in the future. – 2 days notice.
- c. New Business
 - i. Estoppel – currently a \$150. Allowed Change to \$ 250 , plus \$150 if money owed and \$100 for expedited.
 - ii. Proposed – \$ 150 . additional 150 if money owed plus money owed.
 1. Motion Made by BJ. Seconded by Chris. **PASSED**
 - iii. Board will Add to the website: estoppel information.
- d.
- D. Adjournment
- Motion to adjourn bj at 8:00pm seconded by chris.